



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 8/12/02 Item:

File Number:
GP02-09-01

Council District and SNI Area:
9 – N/A

Major Thoroughfares Map Number:
127

Assessor's Parcel Number(s):
421-05-074

Project Manager: Mike Mena

GENERAL PLAN REPORT

2002 Summer Hearing

PROJECT DESCRIPTION:

General Plan Amendment request to change the Land Use/Transportation Diagram from Medium Low Density Residential (8 DU/AC) to General Commercial.

LOCATION: West side of Union Avenue, approximately 120 feet southerly of Woodard Avenue.

ACREAGE: 0.6

APPLICANT/OWNER:

MBA Architects/Hitesh & Divya Kapadia

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Medium Low Density Residential (8 DU/AC)

Proposed Designation: General Commercial

EXISTING ZONING DISTRICT(S): CP Pedestrian Commercial

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Strip commercial/vacant gas station – Medium Low Density Residential (8 DU/AC) and General Commercial

South: Single-Family Residential – Medium Low Density Residential (8 DU/AC)

East: Commercial/Retail Center – Neighborhood Community/Commercial

West: Single-Family Residential – Medium Low Density Residential (8 DU/AC)

ENVIRONMENTAL REVIEW STATUS:

2020 General Plan Final EIR, Resolution No. 65459; August 16, 1994.

PLANNING STAFF RECOMMENDATION:

General Commercial on 1.5 acres

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation (DOT) - The proposed General Plan amendment will not result in long-term traffic impacts.
- Department of Public Works (DPW) – The subject site is not located in a Geologic Hazard or Liquefaction Zone. The site is located in Flood Zone D.

GENERAL CORRESPONDENCE:

None.

ANALYSIS AND RECOMMENDATIONS:**PROJECT DESCRIPTION**

This is a privately initiated amendment request to change the San Jose 2020 General Plan Land Use/Transportation Diagram from Medium Low Density Residential (8 DU/AC) to General Commercial on an approximately 0.6-acre site located on the westerly side of Union Avenue, approximately 120 feet southerly of Woodard Avenue.

BACKGROUND

The applicant intends to expand the existing retail commercial use on the site (American Medical Supply), consistent with the current CP Pedestrian Commercial Zoning District. Such an expansion cannot occur under the Medium Low Density Residential (8 DU/AC) General Plan designation, which is intended for single-family residential uses. The General Commercial designation allows a broad array of retail, office, and other commercial uses.

As discussed below, staff is recommending that the boundaries of the proposed amendment be expanded to Woodard Avenue to include two other commercial parcels north of the original site. This would bring the total amendment site to 1.5 acres.

Site and Surrounding Land Uses

To the north of the original site is an abandoned gas station and a residential structure that has been converted to a commercial use, both of which are zoned CP Pedestrian Commercial. A Conditional Use Permit was recently issued to reopen the abandoned gas station and the applicant is required to make significant improvements to the property. Land uses across Woodard Avenue to the north consist of a small commercial strip center. Located easterly of the site (across Union Avenue) is the Camden Park Shopping Center. Westerly and southerly of the site, uses consist of single-family residential dwellings. All surrounding uses conform to the existing General Plan designations.

The subject site is also located within the Camden/Union Neighborhood Business Cluster (NBC). The Camden/Union NBC is one of six areas identified by the Redevelopment Agency Board for financial support to improve deteriorated physical conditions of buildings and properties. The NBC encompasses several commercial parcels along Union Avenue and near the subject site.



Commercial uses across Union Avenue.



Existing American Medical Supply building.

ANALYSIS

Land Use Compatibility

The proposed General Commercial designation is compatible with the existing and planned land uses in the vicinity of the larger site. This site is located along a major arterial street and may not easily be developed under the Medium Low Density Residential (8 DU/AC) designation in a manner that would establish a good residential environment or context. The larger site contains existing or former commercial uses on residentially designated parcels. Therefore, staff's recommendation to amend the Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to General Commercial on the larger 1.5-acre area would reflect the existing and/or approved commercial developments along Union Avenue.

A change to commercial would facilitate investment and physical improvements to the larger 1.5-acre area. Future development of the subject properties would need to conform to all relevant aspects of the City's Commercial Design Guidelines in terms of site design, landscaping, and vehicle circulation to ensure a compatible interface with the single-family residential neighborhood located to the south and west of the proposed amendment site.

Policy Consistency

The existing commercial uses are on lands already zoned commercial. The proposed General Commercial designation would bring the existing uses and commercial zoning district (CP Pedestrian Commercial) into conformance with the General Plan Land Use/Transportation Diagram.



Abandoned gas station at the southwest corner of Union Avenue and Woodard Road.

The proposed amendment would be consistent with the Commercial Land Use Policies identified within the General Plan. The intent of the commercial land use designation is to provide the opportunity for the redevelopment of existing commercial areas that would result in the upgrading of these areas. The relevant policies include Commercial Land Use Policy #4, which encourages the upgrading, beautifying, and revitalization of existing commercial areas. Commercial Land Use Policy #14 states that existing commercial development within residential neighborhoods may expand when such development is small scale and is compatible with the adjacent residential uses. The subject General Plan amendment is consistent with this policy. Although the subject site is not within, but rather adjacent to an existing residential neighborhood, the scale and compatibility of existing and future commercial uses needs to be considered with the approvals of additional commercial activities along Union Avenue.

Environmental Issues

None

PUBLIC OUTREACH

The property owners within the project boundaries and/or property owners within a 1000-foot radius were sent a newsletter regarding the two community meetings that were held on July 8 and 10, 2002. They also received a hearing notice of the public hearings to be held on the subject amendment before the Planning Commission in August and City Council in September. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed with the status of the amendments. No comments were received by the public regarding the proposed amendment.

RECOMMENDATION

Planning staff recommends General Commercial on a 1.5-acre site located at the southwest corner of Union Avenue and Woodard Avenue.

Attachments

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